

RENTON CITY COUNCIL
Regular Meeting

October 18, 1999
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

KING PARKER, Council President; TIMOTHY SCHLITZER; RANDY CORMAN; TONI NELSON; BOB EDWARDS; KATHY KEOLKER-WHEELER; DAN CLAWSON.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; SUSAN CARLSON, Economic Development Administrator; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; LESLIE BETLACH, Parks Director; DENNIS CULP, Facilities Director; DON ERICKSON, Senior Planner; DEREK TODD, Finance Analyst; COMMANDER DENNIS GERBER, Police Department.

PRESS

Robert Teodosio, *Renton Reporter*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY PARKER, SECONDED BY SCHLITZER, COUNCIL APPROVE THE MINUTES OF OCTOBER 11, 1999 AS PRESENTED. CARRIED.

PUBLIC HEARING

Annexation: Morrison, SE
120th to 128th and 155th Ave
SE, A-99-001

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the Morrison Annexation 60% Petition; 40.56 acres bounded by SE 120th Street on the north, SE 128th Street on the south, 155th Ave. SE on the east and the Renton city limits on the west.

Don Erickson, Senior Planner, reported that Council held a public meeting on this proposal in July, and the Planning Commission held the first of two required public hearings on the proposed zoning on September 1st. At that time, the Commission concurred with staff that the site should be zoned Residential – Five Dwelling Units Per Acre (R-5) upon annexation to the City. Mr. Erickson noted that densities achieved under this zone are comparable to King County's R-4 zone, except that Renton's proposed zoning does not allow attached dwellings or townhomes.

Continuing, Mr. Erickson said King County has certified the 60% petition as sufficient. Staff estimates that the signatures on the petition represent more than 90% of the assessed value of the proposed annexation area.

After reviewing the annexation proposal, staff has determined that the City is the logical provider of services to this area with the exception of water service. Water would continue to be provided by Water District 90 under a franchise agreement. Because the majority of this site drains into the May Creek Drainage Basin, Renton intends to apply the 1998 King County Surface Water Design Manual to any development on the property.

Mr. Erickson reported that at the Planning Commission's public hearing on this subject, testimony was given expressing concern about the wetlands on this property and the site's drainage. At Renton's request, King County subsequently required the property owner to conduct a wetlands delineation. This survey

identified three emergent wetlands on the site, one of which was determined to be sufficiently significant to warrant replanting of its cleared vegetation. The property owner has entered into a consent agreement with the County regarding the replanting of this specific area.

Referring to the projected fiscal impact of the annexation, Mr. Erickson said because the property is currently vacant except for one single-family dwelling and an accessory building, staff estimates that the annexation will at first generate annual revenues to Renton of \$1305 while the cost of providing services would be \$1,180 (a difference of \$125). At full development, however, the annual surplus would increase to \$11,171 per year, excluding one-time costs such as the estimated \$83,677 for parks acquisition and development that would be needed in this area after annexation.

Mr. Erickson concluded that this proposal is generally consistent with Renton's Comprehensive Plan and with the objectives of the Boundary Review Board. Staff recommends that Council accept the 60% petition and direct staff to submit the Notice of Intent to Annex package to the Boundary Review Board.

Responding to Councilman Schlitzer, Mr. Erickson said lot sizes in the nearby White Fence Ranch development range from 5,000 to 6,000 square feet. In comparison, the proposed lot sizes for the annexation area will average 5,000 to 6,500 square feet.

In response to Council President Parker, Mayor Tanner said Renton and King County use the same surface water manual at the current time; however, because of Endangered Species Act regulations, both jurisdictions will likely begin using the more stringent Department of Ecology manual.

Audience comment was invited.

Nancy Bainbridge Rogers, 701 Fifth Ave., Seattle, 98104, representing the applicant, spoke in favor of the proposed annexation.

Correspondence was read from Les Robbins, 12611 - 155th Ave. SE, Renton, 98059, expressing concern that Renton's R-5 zoning would allow townhouses and/or apartments to be built on this property. Mr. Robbins added that the grading permit issued by King County for this area should be rescinded immediately due to the presence of wetlands and the absence of an environmental impact study.

Responding to Councilman Corman, Mr. Erickson confirmed that if this property was not annexed, it could be developed with attached housing (flats or townhomes) under County regulations. In contrast, Renton would allow only detached or semi-attached residences.

Correspondence was also read from Claudia Donnelly, 10415 - 147th Ave. SE, Renton, 98049, expressing concerns about how the surface water from this property will be handled, considering that water runoff problems already exist in this area and that the surface water drains both to May Creek and Maplewood Creek. Ms. Donnelly also wondered what plans Renton has to accommodate the increased traffic on NE 4th Street (SE 128th Street) which will result from the Burnstead, Windwood and Windsong projects in addition to any development on the Morrison property. She concluded by urging Renton to impose the full school impact fee amount requested by the Issaquah School District for any new homes built in this area.

There being no further audience comment, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

Councilman Schlitzer said this annexation would be sensible, especially since Renton will provide desired sewer service to properties in this area. He noted that residents of this area already use the City of Renton's park system.

MOVED BY EDWARDS, SECONDED BY PARKER, COUNCIL: ACCEPT THE 60% PETITION TO ANNEX FOR THE MORRISON ANNEXATION AND AUTHORIZE THE ADMINISTRATION TO PREPARE A NOTICE OF INTENT TO ANNEX PACKAGE FOR SUBMITTAL TO THE BOUNDARY REVIEW BOARD. CARRIED.

Councilman Corman commented that Renton agreed to review the impact fee imposed on behalf of the Issaquah School District in the future to determine if it should be changed.

ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 1999 and beyond. Items noted included:

- * Last week's Candidate's Forum featuring candidates for Mayor, City Council, School Board and Port Commission will be replayed on Cable Channel 21 until the general election on Tuesday, November 2nd.
- * The Olympic Pipeline Company has been placed on a 30-day notice to provide required information about the condition of its petroleum pipeline, or risk termination of its franchise with the City.
- * The 1999 Fall Recycling Day will be held Saturday, October 23rd at Renton Technical College.

AUDIENCE COMMENT

Citizen Comment: Evans – Campaign Signs on City Right-of-Way

Ralph Evans, 3306 NE 11th Pl., Renton, 98056, said he was told by a City of Renton Parks Department employee that Renton street maintenance workers remove any campaign signs they find in the City's right-of-way. Mr. Evans requested clarification of the legality of placing campaign signs in the right-of-way, since it was his understanding that this was allowed.

Mayor Tanner confirmed that campaign signs are permitted in the City's right-of-way.

Referring to a pending ordinance on this subject, Mr. Evans suggested that it specify a deadline for removal of campaign signs.

CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing. At the request of Councilmember Edwards, chair of the Finance Committee, several changes were made from the printed agenda as noted below.

Parks: Surplus Furniture and Equipment

Community Services Department recommended that certain items of furniture and equipment be declared surplus to the City's needs, and that the Finance Administrator be authorized to properly dispose of them. Council concur. (See page 364 for resolution.)

Plat: Miller, Dedication of ROW (Meadow Ave N & N 40th St, SHP-99-067)

Development Services Division recommended acceptance of right-of-way on the west side of Meadow Ave. N. near N. 40th St. to complete a requirement for the Miller Short Plat (SHP-99-067). Council concur.

Budget: 2000, Property Tax

Finance & Information Services Department recommended a public hearing be

Levy & Rate, and Revenue Sources	set on November 1, 1999, to take testimony on the 2000 property tax levy and rate, and revenue sources for the 2000 budget. Council concur.
Budget: 2000, Property Tax Levy Limit	Finance & Information Services Department recommended approval of an ordinance regarding the City's 106% property tax levy limit for 2000 to protect future levy capacity. Refer to Finance Committee. Council concur.
Budget: 2000, Property tax Levy	Finance & Information Services Department recommended approval of an ordinance proactively increasing the property tax levy by 4.31% for collections in 2000. Refer to Finance Committee. Council concur.
Finance: Animal License Fee Increases	Finance & Information Services Department recommended approval of an ordinance increasing animal license fees for the ownership of cats and dogs. Refer to Finance Committee.
Finance: Gambling Tax Changes	Finance & Information Services Department recommended approval of an ordinance changing gambling taxes as follows: the tax on card room revenues to 20% from 10%; the tax on pull tab revenues from 5% of gross to 7% of net; and the tax on non-profit bingo games from 10% of gross to 5% of net. Refer to <u>Finance Committee</u> <u>Committee of the Whole</u> .
Finance: Golf Lesson Fee Increases	Finance & Information Services Department recommended approval of an ordinance establishing golf lesson fees for 2000. Refer to Finance Committee.
Finance: Solid Waste Rate Increase	Finance & Information Services Department recommended approval of an ordinance increasing solid waste rates by 2% for 2000 to cover higher tipping fees. Refer to Finance Committee.
Transportation: N 6th St Access Restriction, The Boeing Co (Hazardous Materials Transport)	Planning/Building/Public Works Department recommended approval of The Boeing Company's request to restrict access across N. 6th St. when crossing with materials regulated by the Department of Transportation, and that a sign restricting motorized access at the East Perimeter Road near the Boeing South Bridge be posted. Refer to <u>Transportation Committee</u> .
	MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL AMEND THE CONSENT AGENDA AS FOLLOWS: DELETE ITEMS 7.f., 7.h. AND 7.i. AS THESE WERE REFERRED TO THE FINANCE COMMITTEE FROM THE COUNCIL FLOOR LAST WEEK; CHANGE THE ACTION ON ITEMS 7.d. AND 7.e. TO "Council concur"; AND REFER ITEM 7.g. TO THE COMMITTEE OF THE WHOLE. CARRIED.
	MOVED BY PARKER, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED. CARRIED.
CORRESPONDENCE	
Citizen Comment: Dally – Downtown Renton Renovation	Correspondence was read from Donald F. Dally, President, Dally Homes, Inc., 336 Fuhrman Ave. E., Seattle, 98102, stating that he is experiencing difficulty in finding retail tenants for the soon-to-be-completed Renaissance mixed-use project in Renton's downtown, since prospective tenants cannot either envision how the downtown core will be renovated, or trust that this will be accomplished. Mr. Dally specifically wanted to know the City's plans for the former Mazda garage building along with an estimated schedule of completion for this project.
	Responding to Council President Parker, Mayor Tanner confirmed that the funds for these improvements are contained in next year's Capital Improvement Program budget. He added that the Community Services Committee is investigating the projected cost of managing the Mazda building.

OLD BUSINESS**Finance Committee**

Budget: 2000, Solid Waste
Utility Rates

Finance Committee Chair Edwards presented a report recommending adoption of an ordinance that authorizes a 2% increase in solid waste utility rates. **MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL CONCUR IN THE REPORT AS READ. CARRIED.** (See page 366 for ordinance.)

Mayor Tanner explained that this rate increase is proposed for several reasons, including the annual contractual obligation to the hauler for collection costs, which is set at 80% of the Consumer Price Index. Additionally, the Solid Waste Utility owes the Waterworks Fund its share (\$50,000) of the new utility billing system expense.

Responding to Councilmember Keolker-Wheeler, Planning/Building/Public Works Administrator Gregg Zimmerman said it is not likely that revenue requirements will increase as a result of renegotiating the solid waste collection contract for next year. He added that the City can choose to extend the current contract for the first six months of 2000 while negotiations are completed.

Budget: 2000, Animal License
Fee Changes (Increase to Two-
Year License)

Finance Committee Chair Edwards presented a report recommending adoption of an ordinance that authorized an increase in the two-year animal license fee for the year 2000. **MOVED BY EDWARDS, SECONDED BY NELSON, COUNCIL CONCUR IN THE REPORT AS READ. CARRIED.** (See page 366 for ordinance.)

Councilman Edwards stated that changing to a two-year license will result in cost savings for pet owners. Councilman Corman concurred that this is an extraordinarily reasonable fee, and approximately half of what King County charges.

Budget: 2000, Golf Lesson Fee
Increases

Finance Committee Chair Edwards presented a report recommending adoption of an ordinance that authorizes an increase in golf lesson fees at Maplewood Golf Course. **MOVED BY EDWARDS, SECONDED BY NELSON, COUNCIL CONCUR IN THE REPORT AS READ. CARRIED.** (See page 366 for ordinance.)

Parks: Council Chambers
Podium Microphone

Responding to Councilmember Keolker-Wheeler, Facilities Director Dennis Culp said the microphone at the podium in the Council Chambers has been replaced with one of higher quality than the old one. A longer stem is on order, which should also help pick up the comments of those addressing the Council. Mr. Culp added that another microphone is planned for installation on the other side of the podium near the projector.

**ORDINANCES AND
RESOLUTIONS****Resolution #3413**

Parks: Surplus Furniture and
Equipment

A resolution was read authorizing the sale of surplus equipment. **MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

Resolution #3414

Development Services: Taco
Time Development Agreement,
Headquarters on Maple Valley
Highway

A resolution was read authorizing the Mayor and City Clerk to execute a development agreement with Accord, Inc. to allow expansion of Taco Time corporate offices and parking areas in an area located generally north of Maple Valley Highway at the intersections of Monroe Ave. SE and Maplewood Pl. SE. **MOVED BY EDWARDS, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

The following ordinances were presented for first reading and referred to the Council meeting of 10/25/99 for second and final reading:

Comprehensive Plan: 1999 Amendments	An ordinance was read adopting the 1999 Amendments to the City's 1995 Comprehensive Plan, Maps and Data in conjunction therewith. MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR <u>SECOND AND FINAL READING ON 10/25/99</u> . CARRIED.
Rezone: Taco Time Headquarters on Maple Valley Hwy from R-8 to CC (R-98-042)	An ordinance was read changing the zoning classification of approximately 0.10 acre located north of Maple Valley Highway from Residential - Eight Dwelling Units Per Acre (R-8) to Convenience Commercial (CC) for Maple Valley Taco Time (R-98-042). MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR <u>SECOND AND FINAL READING ON 10/25/99</u> . CARRIED.
Rezone: Conrad Parcel on SE 6th St from R-8 to R-10 (R-98-042)	An ordinance was read changing the zoning classification of approximately 0.86 acre located north of SE 6th Street from Residential - Eight Dwelling Units Per Acre (R-8) to Residential - 10 Dwelling Units Per Acre (R-10) for the Maple Valley Taco Time Conrad parcel (R-98-042) . MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL REFER THE ORDINANCE FOR <u>SECOND AND FINAL READING ON 10/25/99</u> . CARRIED.
Rezone: Cedar River Market on SE 6th St from R-8 to CC (R-98-042)	An ordinance was read changing the zoning classification of approximately 0.14 acre located north of Maple Valley Highway from Residential - Eight Dwelling Units Per Acre (R-8) to Convenience Commercial (CC) for the Cedar River Market (R-98-042). MOVED BY CLAWSON, SECONDED BY EDWARDS, COUNCIL REFER THE ORDINANCE FOR <u>SECOND AND FINAL READING ON 10/25/99</u> . CARRIED.
Rezone: Cedar River Barber Shop on SE 6th St from R-8 to CC (R-98-042)	An ordinance was read changing the zoning classification of approximately 0.014 acre located north of SE 6th Street from Residential - Eight Dwelling Units Per Acre (R-8) to Convenience Commercial (CC) for the Cedar River Barber Shop (R-98-042). MOVED BY CLAWSON, SECONDED BY EDWARDS, COUNCIL REFER THE ORDINANCE FOR <u>SECOND AND FINAL READING ON 10/25/99</u> . CARRIED.
Rezone: Southport Project (Shuffleton Site), from IH to COR (R-99-027)	An ordinance was read changing the zoning classification of approximately 17.1 acres located between Gene Coulon Park on the east, Boeing Manufacturing Operations on the west, and Lake Washington on the north from Heavy Industrial (IH) to Center Office Residential (COR) for the Southport Project (Seco Development, R-99-027). MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR <u>SECOND AND FINAL READING ON 10/25/99</u> . CARRIED.
Rezone: Lakeridge Development, 3521 Cedar Ave S, from R-8 to R-10 (R-99-053)	An ordinance was read changing the zoning classification of approximately 4.8 acres located at 3521 Cedar Ave. S. from Residential - Eight Dwelling Units Per Acre (R-8) to Residential - 10 Dwelling Units Per Acre (R-10) for Lakeridge Development (R-99-053). MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR <u>SECOND AND FINAL READING ON 10/25/99</u> . CARRIED.
Rezone: La Pianta Development, NE 3rd/4th Sts, from RHM to R-10 and R-14 (R-99-054)	An ordinance was read changing the zoning classification of approximately 94.05 acres located on the south side of NE 3rd and 4th Streets and east of Edmonds Ave. NE from Residential Mobile Home (RMH) to Residential - 10 Dwelling Units Per Acre (R-10) and Residential - 14 Dwelling Units Per Acre (R-14) for the La Pianta Limited Partnership (R-99-054). MOVED BY CLAWSON,

SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/25/99. CARRIED.

Planning: Center Office
Residential Zone Amendments
(Southport Project)

An ordinance was read amending Title 4 (Development Regulations) of City Code by adding a Center Office Residential-3 Zone, amending Center Office Residential use allowances and development standards, amending site plan review procedures, deleting master site plan approval procedures, and amending modification procedures. MOVED BY KEOLKER-WHEELER, SECONDED BY EDWARDS, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/25/99. CARRIED.

Planning: Commercial Arterial
and Convenience Commercial
Zone Amendments (Taco Time
Headquarters Expansion)

An ordinance was read amending subsections 4-2-060.F, G and K, 4-2-070.I, J, K, L, M, N, O, P, Q and R, 4-2-080.A, and 4-2-120.A and C of Chapter 2, Land Use Districts, of Title 4 (Development Regulations) of City Code by adding allowances for office uses and minor repair in the Commercial Arterial (CA) Zone, adding allowances for existing, legal administrative headquarters offices in the Convenience Commercial (CC) Zone, and adding allowances for accessory storage in the commercial and industrial zones. MOVED BY CLAWSON, SECONDED BY EDWARDS, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/25/99. CARRIED.

Planning: Southport Project
Planned Action Ordinance

An ordinance was read designating a Planned Action for the Southport site, approximately 17 acres located adjacent to Lake Washington and between Gene Coulon Memorial Beach Park on the east and Boeing Manufacturing Operations on the west. MOVED BY EDWARDS, SECONDED BY CLAWSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/25/99. CARRIED.

Budget: 2000, Golf Lesson Fee
Increases

An ordinance was read increasing golf lesson fees. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/25/99. CARRIED.

Budget: 2000, Animal License
Fee Changes (Increase to Two-
Year License)

An ordinance was read increasing animal license fees. MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/25/99. CARRIED.

Budget: 2000, Solid Waste
Utility Rates

An ordinance was read amending subsections 8-1-9.A, 8-1-9.B.1., 2 and 3, and 8-1-9.C of Chapter 1, Garbage, and subsection 8-4-31.C.1 of Chapter 4, Water, of Title VIII (Health and Sanitation) of City Code relating to year 2000 utility rates for all customer classes. MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 10/25/99. CARRIED.

NEW BUSINESS

King County: Downtown
Renton Polling Place

Councilmember Keolker-Wheeler commented that when the City moved into its new building last year, the polling place which was at the former municipal building was moved to the First Presbyterian Church. She wondered why the polling place wasn't moved to the new City Hall instead.

City Clerk Marilyn Petersen replied that King County selected the new polling place. She offered to find out if it would be possible to have it relocated to City Hall.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADJOURN. CARRIED. Time: 9:00 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold
October 18, 1999